

JAY MART JMART TB  
THAILAND / ICT

BUY

UNCHANGED

## บริษัทย่อยเป็นปัจจัยหนุน

- เราคาดว่ากำไรสุทธิของ JMART ใน 2Q22 จะปรับตัวดีขึ้นเป็น 405 ลบ. (+25% q-q, +75% y-y)
- แนวโน้มของ JMT และ SINGER ยังคงดี ซึ่งน่าจะช่วยให้ JMART รายงานกำไรได้ดี
- คงแนะนำซื้อที่ราคาเป้าหมายใหม่ในปี 2023 ที่ 66 บาท

## ผลประกอบการจะปรับตัวดีขึ้นต่อเนื่องใน 2Q22 จากบริษัทย่อย

เราคาดว่ากำไรสุทธิของ JMART ใน 2Q22 จะปรับตัวดีขึ้นเป็น 405 ลบ. (+25% q-q, +75% y-y) จากผลประกอบการของ 3 บริษัทย่อยสำคัญที่น้ำจะยังอยู่ในระดับสูง ข้อแรก JMT Network Services (JMT TB, BUY, TP THB92) น่าจะรายงานการเติบโตที่ดีโดยคาดว่ากำไรจะอยู่ที่ 425 ลบ. (+16% q-q, +47% y-y) ข้อสองกำไรของ Singer Thailand (SINGER TB, BUY, TP THB59) น่าจะโตเป็น 254 ลบ. (+18% q-q, +39% y-y) ข้อสาม Jas Asset (J TB, NR) น่าจะรายงานการเติบโตเนื่องจากรายได้ค่าเช่าที่คาดว่าจะโตตามสถานการณ์โควิดที่ปรับตัวดีขึ้น อย่างไรก็ตาม เราคาดว่ากำไรของ Jaymart Mobile (JMB, NL) จะทรงตัวจากรายได้ในธุรกิจโทรศัพท์เคลื่อนที่ที่ชะลอตัว

## ผลประกอบการของบริษัทย่อยจะยังอยู่ในระดับที่ดี

แม้ว่า FSSIA ได้ปรับลดประมาณการกำไรของ JMT และ SINGER ในปีนี้ เรายังเชื่อว่าบริษัททั้งสองจะสร้างกำไรที่ได้อย่างต่อเนื่องให้แก่ JMART โดยจะคิดเป็นเกือบ 80% ของกำไรในปี 2022 ของบริษัท เราคิดว่าปัจจัยดังกล่าวน่าจะช่วยให้ JMART รายงานกำไรได้ดีแม้ว่าจะมีโอกาสที่กำไรของ JMB อาจชะลอตัวจากอำนาจในการจัดจ่ายใช้สอยของผู้บริโภคที่ลดลง

## ปรับประมาณการกำไร

จากการปรับประมาณการกำไรของ JMT และ SINGER พร้อมการคาดการณ์ที่ว่าอำนาจในการจัดจ่ายใช้สอยของผู้บริโภคที่ลดลงอาจกระทบรายได้และกำไรสุทธิของ JMB เราปรับลดประมาณการกำไรของ JMART ในปี 2022/23 ลง 11%/19% เหลือ 1.8 พัน ลบ. และ 2.2 พัน ลบ. ตามลำดับ เราคิดว่ากำไรปกติของบริษัท น่าจะโต 59% y-y ในปี 2022 ซึ่งน่าจะทำสถิติสูงสุดเป็นประวัติการณ์อีกครั้ง

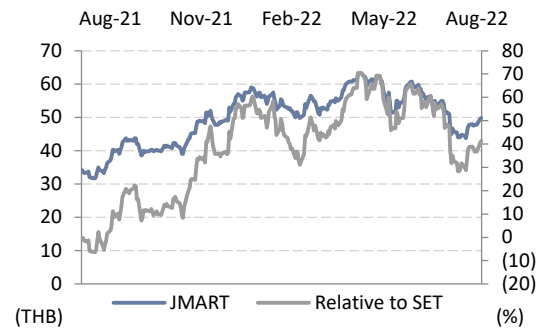
## คงแนะนำซื้อที่ราคาเป้าหมายใหม่ในปี 2023 ที่ 66 บาท

เราปรับประมาณการของ JMART ไปในปี 2023 โดยมีราคาเป้าหมายใหม่ที่ 66 บาท (SoTP) ตามราคาเป้าหมายของ JMT และ SINGER ที่เปลี่ยนเป็น 92 และ 59 บาทตามลำดับ JMART ยังเป็นหุ้นเด่นของเราในกลุ่ม ICT เมื่อพิจารณาจาก 1) การเติบโตของ JMT และ SINGER ที่ยังอยู่ในระดับสูง; 2) ประโยชน์จากการรวมที่ช่วยให้กำไรของบริษัท โตใน 2Q22 น่าจะมีต่อเนื่อง; 3) ศักยภาพในการสร้างพันธมิตรและลงทุนใหม่; และ 4) ส่วนลดมูลค่าสินทรัพย์สุทธิในปัจจุบันอยู่ในระดับที่ต่ำที่สุดในช่วงปีที่ผ่านมา

TARGET PRICE	THB66.00
CLOSE	THB49.75
UP/DOWNSIDE	+32.7%
PRIOR TP	THB62.00
CHANGE IN TP	+6.5%
TP vs CONSENSUS	+39.0%

## KEY STOCK DATA

YE Dec (THB m)	2021	2022E	2023E	2024E
Revenue	11,793	15,327	17,600	19,743
Net profit	2,468	1,758	2,152	2,618
EPS (THB)	1.77	1.23	1.49	1.79
vs Consensus (%)	-	(13.8)	(17.1)	(14.8)
EBITDA	3,047	4,124	5,091	5,889
Core net profit	1,108	1,758	2,152	2,618
Core EPS (THB)	0.79	1.23	1.49	1.79
Chg. In EPS est. (%)	-	(13.0)	(19.8)	(20.5)
EPS growth (%)	(18.7)	54.8	21.0	20.7
Core P/E (x)	62.7	40.5	33.5	27.7
Dividend yield (%)	2.9	2.0	2.4	2.9
EV/EBITDA (x)	25.2	20.5	17.9	16.5
Price/book (x)	4.0	4.0	3.9	3.8
Net debt/Equity (%)	(8.1)	4.1	13.0	19.5
ROE (%)	10.5	10.0	11.9	13.9



Share price performance	1 Month	3 Month	12 Month
Absolute (%)	(3.9)	(20.4)	50.8
Relative to country (%)	(4.9)	(17.2)	46.1
Mkt cap (USD m)	1,965		
3m avg. daily turnover (USD m)	15.1		
Free float (%)	55		
Major shareholder	Sukhumvitaya family (28%)		
12m high/low (THB)	64.00/30.50		
Issued shares (m)	1,395.47		

Sources: Bloomberg consensus; FSSIA estimates



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## Investment thesis

JMART is a holding company with investments in six subsidiaries and one associated company, focusing on retailing and retail finance via synergies and technology.

JMT has been in the distressed asset management business for more than 16 years, with more than 28 years in the debt collection business. Its longstanding experience and effective working processes have enabled it to maintain its position as the market leader in both businesses.

SINGER is one of the major players in electrical and home appliance sales and providing instalment loans. We expect SINGER to deliver a record high net profit in 2022, backed by 1) remarkable 2022E loan growth; 2) an increase in electrical and home appliance sales; and 3) a stable gross profit margin for its electrical products and home appliances.

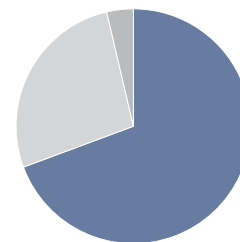
## Company profile

JMART is a holding company and operates a retail and wholesale business for mobile phones. The company holds JMT Network Services (JMT TB, BUY, TP THB80), which operates bad debt collection, bad debt management, and an insurance business. It also holds Jas Asset (J TB, NR), a retail space rental business.

[www.jaymart.co.th](http://www.jaymart.co.th)

## Principal activities (revenue, 2021)

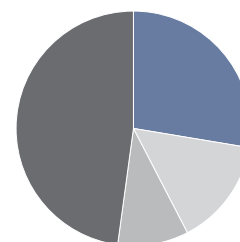
- Revenue from contract with customers - 69.3 %
- Loan - 27.0 %
- Others - 3.7 %



Source: Jay Mart

## Major shareholders

- Sukhumvitaya family - 27.6 %
- VGI - 14.8 %
- U City - 9.8 %
- Others - 47.9 %



Source: Jay Mart

## Catalysts

- The synergy between JMART and BTS should strengthen every business unit;
- JMT: the announcement of M&A deals and an increase in its fully amortised portfolio volume;
- SINGER: the spin-off of its lending business and stronger-than-expected loan growth.

## Risks to our call

Downside risks to our SoTP-based TP include 1) lower-than-expected mobile revenue; 2) lower cash collection from its fully amortised portfolio; and 3) the lower-than-expected acquisition of new bad debt.

## Event calendar

Date	Event
Aug-22	2Q22 results announcement

## Key assumptions

	2021	2022E	2023E	2024E
	(%)	(%)	(%)	(%)
Mobile revenue growth	18	20	7	5
JMT net profit growth	34	52	79	22
SINGER net profit growth	58	58	37	30
JMART net profit growth	23	59	22	22

Source: FSSIA estimates

## Earnings sensitivity

- For every 1% increase in JMT's net profit, we project JMART's 2022 earnings to rise by 0.6%, and vice versa, all else being equal;
- For every 1% increase in SINGER's net profit, we project JMART's 2022 earnings to rise by 0.1%, and vice versa, all else being equal.

Source: FSSIA estimates



## Exhibit 1: 2Q22 results preview

	2Q21	1Q22	2Q22E	Change		1H21	1H22E	Change	2022E
	(THB m)	(THB m)	(THB m)	(q-q%)	(y-y%)	(THB m)	(THB m)	(y-y%)	(THB m)
<b>Revenue</b>	<b>2,649</b>	<b>3,513</b>	<b>3,477</b>	<b>(1)</b>	<b>31</b>	<b>5,532</b>	<b>6,989</b>	<b>26</b>	<b>15,327</b>
Operating costs	(1,792)	(2,447)	(2,383)	(3)	33	(3,781)	(4,830)	28	(10,357)
<b>Gross profit</b>	<b>856</b>	<b>1,066</b>	<b>1,094</b>	<b>3</b>	<b>28</b>	<b>1,751</b>	<b>2,160</b>	<b>23</b>	<b>4,970</b>
SG&A expenses	(428)	(581)	(561)	(3)	31	(895)	(1,142)	28	(1,993)
<b>EBIT</b>	<b>428</b>	<b>485</b>	<b>533</b>	<b>10</b>	<b>25</b>	<b>856</b>	<b>1,018</b>	<b>19</b>	<b>2,977</b>
Deprn & amort.	159	158	159	1	0	286	318	11	520
<b>EBITDA</b>	<b>586</b>	<b>644</b>	<b>692</b>	<b>8</b>	<b>18</b>	<b>1,143</b>	<b>1,336</b>	<b>17</b>	<b>3,497</b>
EBITDA margin (%)	22	18	20	nm	nm	21	19	(1.54)	22.8
Interest expense	(170)	(160)	(152)	(5)	(10)	(343)	(312)	(9)	(765)
Other income	110	218	212	(3)	93	247	430	74	627
Associates	65	42	49	16	(25)	135	91	(32)	330
Extra items	(7)	(21)	0	n.a.	n.a.	33	(21)	n.a.	0
<b>Pretax profit</b>	<b>426</b>	<b>564</b>	<b>642</b>	<b>14</b>	<b>51</b>	<b>928</b>	<b>1,206</b>	<b>30</b>	<b>3,169</b>
Tax	(59)	(92)	(95)	4	60	(121)	(187)	55	(380)
Tax rate (%)	(14)	(16)	(15)	nm	nm	(13)	(15)	nm	(12)
Minority interests	135	148	142	(4)	5	242	289	20	1,030
<b>Net profit</b>	<b>232</b>	<b>325</b>	<b>405</b>	<b>25</b>	<b>75</b>	<b>566</b>	<b>731</b>	<b>29</b>	<b>1,758</b>
<b>Core net profit</b>	<b>239</b>	<b>346</b>	<b>405</b>	<b>17</b>	<b>70</b>	<b>533</b>	<b>752</b>	<b>41</b>	<b>1,758</b>
EPS (THB)	0.17	0.23	0.29	25	75	0.41	0.52	29	1.23
Core EPS (THB)	0.17	0.25	0.29	17	70	0.38	0.54	41	1.23

Sources: JMART; FSSIA estimates

## Exhibit 2: Changes in key assumptions

	Current		Previous		Change	
	2022E	2023E	2022E	2023E	2022E	2023E
	(THB m)	(THB m)	(THB m)	(THB m)	(%)	(%)
<b>Revenue</b>	<b>15,327</b>	<b>17,600</b>	<b>15,622</b>	<b>18,423</b>	<b>(2)</b>	<b>(4)</b>
Gross profit (includes depreciation and amortisation)	4,970	6,247	5,323	7,024	(7)	(11)
EBIT*	3,934	5,058	4,303	5,827	(9)	(13)
<b>Net profit</b>	<b>1,758</b>	<b>2,152</b>	<b>1,983</b>	<b>2,649</b>	<b>(11)</b>	<b>(19)</b>
<b>Margin</b>	<b>(%)</b>	<b>(%)</b>	<b>(%)</b>	<b>(%)</b>	<b>(ppt)</b>	<b>(ppt)</b>
Gross profit margin	32.4	35.5	34.1	38.1	(1.7)	(2.6)
Net profit margin	11.5	12.2	12.7	14.4	(1.2)	(2.2)

Note: Includes share of profits from associates and other income

Source: FSSIA estimates

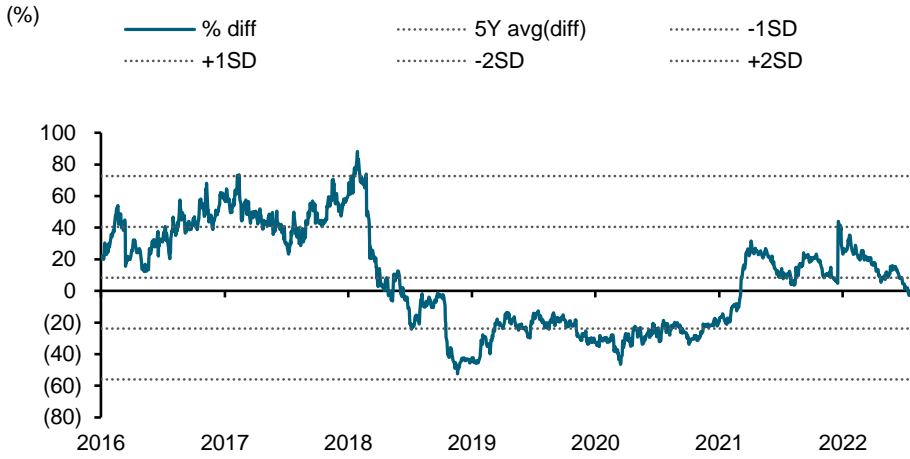
## Exhibit 3: JMART's SoTP valuation

	% Holding	Valuation methodology	Fair value	Fair value per share	Contribution to TP	Note
	(%)		(THB m)	(THB)	(%)	
<b>Core business</b>						
J Mobile and others	100	P/E = 30x	11,100	7.76	12	From THB5.51
<b>Holding company</b>						
JMT	53	GGM	69,762	48.75	70	FSSIA's TP of THB92 from THB80
SINGER	26	GGM	12,446	8.70	13	FSSIA's TP of THB59 from THB74
KB J Capital	50	P/E = 30x	2,661	1.86	3	
J	66	Market price at THB3.52	2,326	1.63	2	From market price at THB3.82
JayDee	25	P/E = 30x	299	0.21	0	
JGS	40	P/E = 30x	240	0.17	0	
Total investment value			87,733	61.31		
5% holding discount factor			83,346	58.24		
<b>TP for JMART</b>			<b>94,446</b>	<b>66.00</b>	<b>100</b>	

Note: Our 2022 TP at THB66 already includes the share dilution for JMART-W3 and W4, expected to be exercised in 2022

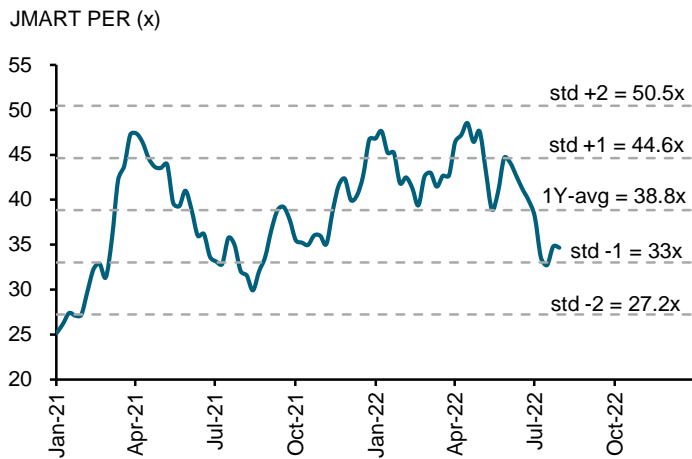
Sources: JMART; FSSIA estimates

**Exhibit 4: JMART NAV discount**



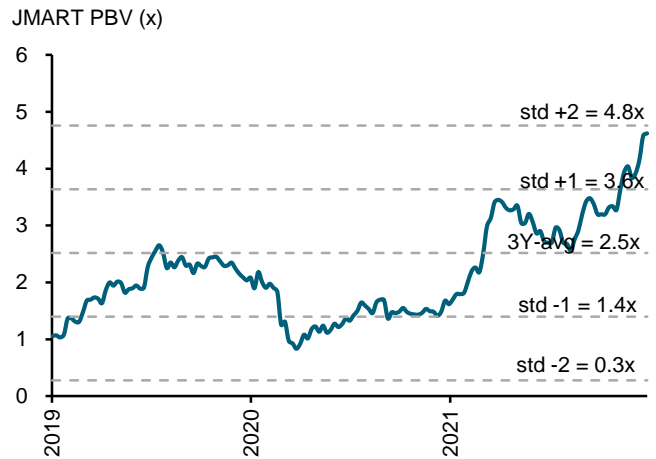
Sources: JMART; FSSIA estimates

**Exhibit 5: Rolling one-year forward P/E band**



Sources: Bloomberg; FSSIA estimates

**Exhibit 6: Rolling three-year forward P/BV band**



Sources: Bloomberg; FSSIA estimates

## Financial Statements

Jay Mart

Profit and Loss (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Revenue	11,204	11,793	15,327	17,600	19,743
Cost of goods sold	(6,946)	(7,515)	(9,838)	(10,863)	(12,007)
<b>Gross profit</b>	<b>4,258</b>	<b>4,278</b>	<b>5,490</b>	<b>6,737</b>	<b>7,736</b>
Other operating income	510	547	627	643	661
Operating costs	(2,131)	(1,778)	(1,993)	(2,288)	(2,507)
<b>Operating EBITDA</b>	<b>2,637</b>	<b>3,047</b>	<b>4,124</b>	<b>5,091</b>	<b>5,889</b>
Depreciation	(539)	(592)	(520)	(489)	(471)
Goodwill amortisation	0	0	0	0	-
<b>Operating EBIT</b>	<b>2,098</b>	<b>2,454</b>	<b>3,604</b>	<b>4,602</b>	<b>5,418</b>
Net financing costs	(635)	(696)	(765)	(759)	(744)
Associates	133	301	330	455	610
Recurring non-operating income	133	301	330	455	610
Non-recurring items	(102)	1,360	0	0	0
<b>Profit before tax</b>	<b>1,494</b>	<b>3,420</b>	<b>3,169</b>	<b>4,298</b>	<b>5,284</b>
Tax	(200)	(302)	(380)	(602)	(793)
<b>Profit after tax</b>	<b>1,294</b>	<b>3,118</b>	<b>2,788</b>	<b>3,697</b>	<b>4,491</b>
Minority interests	(496)	(650)	(1,030)	(1,544)	(1,873)
Preferred dividends	0	0	0	0	-
Other items	0	0	0	0	-
<b>Reported net profit</b>	<b>798</b>	<b>2,468</b>	<b>1,758</b>	<b>2,152</b>	<b>2,618</b>
<b>Non-recurring items &amp; goodwill (net)</b>	<b>102</b>	<b>(1,360)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Recurring net profit</b>	<b>900</b>	<b>1,108</b>	<b>1,758</b>	<b>2,152</b>	<b>2,618</b>
<b>Per share (THB)</b>					
Recurring EPS *	0.98	0.79	1.23	1.49	1.79
Reported EPS	0.87	1.77	1.23	1.49	1.79
DPS	0.69	1.46	0.98	1.19	1.44
Diluted shares (used to calculate per share data)	921	1,395	1,431	1,448	1,459
<b>Growth</b>					
Revenue (%)	(1.2)	5.3	30.0	14.8	12.2
Operating EBITDA (%)	48.4	15.5	35.4	23.5	15.7
Operating EBIT (%)	47.2	17.0	46.8	27.7	17.7
Recurring EPS (%)	76.1	(18.7)	54.8	21.0	20.7
Reported EPS (%)	47.1	104.2	(30.5)	21.0	20.7
<b>Operating performance</b>					
Gross margin inc. depreciation (%)	33.2	31.3	32.4	35.5	36.8
Gross margin of key business (%)	33.2	31.3	32.4	35.5	36.8
Operating EBITDA margin (%)	23.5	25.8	26.9	28.9	29.8
Operating EBIT margin (%)	18.7	20.8	23.5	26.1	27.4
Net margin (%)	8.0	9.4	11.5	12.2	13.3
Effective tax rate (%)	13.4	8.8	12.0	14.0	15.0
Dividend payout on recurring profit (%)	70.6	183.9	80.0	80.0	80.0
Interest cover (X)	3.5	4.0	5.1	6.7	8.1
Inventory days	52.2	52.6	48.3	50.2	50.5
Debtor days	12.7	23.6	27.7	27.1	25.5
Creditor days	26.7	26.8	28.1	28.5	27.9
Operating ROIC (%)	68.1	230.2	107.7	58.7	(14.0)
ROIC (%)	10.7	9.9	10.7	11.3	(2.8)
ROE (%)	25.3	10.5	10.0	11.9	13.9
ROA (%)	8.2	6.5	7.3	8.5	8.0
* Pre-exceptional, pre-goodwill and fully diluted					
<b>Revenue by Division (THB m)</b>					
Revenue from contract with customers	7,343	8,177	10,468	11,251	11,867
Loan	3,374	3,184	4,286	5,689	7,139
Others	487	432	573	659	737

Sources: Jay Mart; FSSIA estimates

## Financial Statements

Jay Mart

Cash Flow (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Recurring net profit	900	1,108	1,758	2,152	2,618
Depreciation	539	592	520	489	471
Associates & minorities	496	650	1,030	1,544	1,873
Other non-cash items	879	183	(29)	(32)	(37)
Change in working capital	(3,544)	(7,454)	(5,326)	(5,896)	(5,778)
<b>Cash flow from operations</b>	<b>(730)</b>	<b>(4,921)</b>	<b>(2,047)</b>	<b>(1,742)</b>	<b>(853)</b>
Capex - maintenance	(116)	(137)	(180)	(180)	(180)
Capex - new investment	(173)	(205)	(270)	(270)	(270)
Net acquisitions & disposals	0	0	0	0	0
Other investments (net)	129	(8,136)	6,945	1,037	342
<b>Cash flow from investing</b>	<b>(160)</b>	<b>(8,478)</b>	<b>6,495</b>	<b>587</b>	<b>(108)</b>
Dividends paid	(626)	(812)	(1,407)	(1,722)	(2,094)
Equity finance	1,155	17,888	199	219	153
Debt finance	2,517	(1,156)	(331)	709	0
Other financing cash flows	(1,370)	(1,404)	1,519	1,020	1,021
<b>Cash flow from financing</b>	<b>1,676</b>	<b>14,515</b>	<b>(20)</b>	<b>225</b>	<b>(920)</b>
Non-recurring cash flows	-	-	-	-	-
Other adjustments	872	9,482	0	0	0
<b>Net other adjustments</b>	<b>872</b>	<b>9,482</b>	<b>(7,454)</b>	<b>(1,597)</b>	<b>(958)</b>
<b>Movement in cash</b>	<b>1,659</b>	<b>10,598</b>	<b>(3,026)</b>	<b>(2,527)</b>	<b>(2,839)</b>
Free cash flow to firm (FCFF)	(254.31)	(12,703.44)	5,213.26	(395.77)	(216.40)
Free cash flow to equity (FCFE)	1,129.97	(6,477.26)	(1,817.72)	(1,023.41)	(898.00)

### Per share (THB)

FCFF per share	(0.18)	(9.10)	3.74	(0.28)	(0.16)
FCFE per share	0.81	(4.64)	(1.30)	(0.73)	(0.64)
Recurring cash flow per share	3.05	1.82	2.29	2.87	3.38

Balance Sheet (THB m) Year Ending Dec	2020	2021	2022E	2023E	2024E
Tangible fixed assets (gross)	1,780	1,938	2,091	2,241	2,391
Less: Accumulated depreciation	(987)	(1,060)	(1,225)	(1,383)	(1,536)
<b>Tangible fixed assets (net)</b>	<b>793</b>	<b>878</b>	<b>867</b>	<b>858</b>	<b>856</b>
<b>Intangible fixed assets (net)</b>	<b>1,400</b>	<b>1,165</b>	<b>1,110</b>	<b>1,080</b>	<b>1,061</b>
Long-term financial assets	9,716	16,187	16,441	20,619	24,835
Invest. in associates & subsidiaries	1,268	5,091	5,600	6,160	6,776
Cash & equivalents	2,547	13,145	10,119	7,592	4,753
A/C receivable	463	1,065	1,260	1,350	1,406
Inventories	979	1,186	1,419	1,567	1,752
Other current assets	4,831	2,578	7,472	8,955	10,458
<b>Current assets</b>	<b>8,821</b>	<b>17,974</b>	<b>20,270</b>	<b>19,464</b>	<b>18,370</b>
Other assets	3,902	3,984	4,112	4,244	4,381
<b>Total assets</b>	<b>25,901</b>	<b>45,278</b>	<b>48,400</b>	<b>52,425</b>	<b>56,279</b>
Common equity	3,739	17,264	17,815	18,464	19,141
Minorities etc.	3,027	9,558	12,088	14,632	17,506
<b>Total shareholders' equity</b>	<b>6,766</b>	<b>26,823</b>	<b>29,903</b>	<b>33,096</b>	<b>36,646</b>
Long term debt	8,038	8,765	7,513	7,888	7,888
Other long-term liabilities	1,550	1,602	1,670	1,715	1,762
<b>Long-term liabilities</b>	<b>9,588</b>	<b>10,367</b>	<b>9,183</b>	<b>9,603</b>	<b>9,650</b>
A/C payable	830	1,388	1,610	1,640	1,828
Short term debt	4,362	2,207	3,827	4,018	4,018
Other current liabilities	4,355	4,495	3,877	4,068	4,135
<b>Current liabilities</b>	<b>9,547</b>	<b>8,089</b>	<b>9,314</b>	<b>9,726</b>	<b>9,982</b>
<b>Total liabilities and shareholders' equity</b>	<b>25,901</b>	<b>45,278</b>	<b>48,400</b>	<b>52,425</b>	<b>56,279</b>
Net working capital	1,088	(1,053)	4,664	6,164	7,653
Invested capital	18,169	26,251	32,794	39,125	45,562

\* Includes convertibles and preferred stock which is being treated as debt

### Per share (THB)

Book value per share	4.06	12.37	12.45	12.76	13.12
Tangible book value per share	2.54	11.54	11.67	12.01	12.39

### Financial strength

Net debt/equity (%)	145.6	(8.1)	4.1	13.0	19.5
Net debt/total assets (%)	38.0	(4.8)	2.5	8.2	12.7
Current ratio (x)	0.9	2.2	2.2	2.0	1.8
CF interest cover (x)	3.1	(8.0)	(1.0)	0.0	0.2

Valuation	2020	2021	2022E	2023E	2024E
<b>Recurring P/E (x) *</b>	<b>50.9</b>	<b>62.7</b>	<b>40.5</b>	<b>33.5</b>	<b>27.7</b>
<b>Recurring P/E @ target price (x) *</b>	<b>67.6</b>	<b>83.1</b>	<b>53.7</b>	<b>44.4</b>	<b>36.8</b>
Reported P/E (x)	57.5	28.1	40.5	33.5	27.7
Dividend yield (%)	1.4	2.9	2.0	2.4	2.9
Price/book (x)	12.3	4.0	4.0	3.9	3.8
Price/tangible book (x)	19.6	4.3	4.3	4.1	4.0
EV/EBITDA (x) **	22.3	25.2	20.5	17.9	16.5
EV/EBITDA @ target price (x) **	27.9	32.7	26.1	22.5	20.5
EV/invested capital (x)	3.2	2.9	2.6	2.3	2.1

\* Pre-exceptional, pre-goodwill and fully diluted \*\* EBITDA includes associate income and recurring non-operating income

Sources: Jay Mart; FSSIA estimates

## Corporate Governance report of Thai listed companies 2021

EXCELLENT LEVEL – Score range 90-100										
AAV	BCPG	CPALL	GCAP	K	MSC	PLANET	SAMART	SPI	THRE	TVD
ADVANC	BDMS	CPF	GFPT	KBANK	MST	PLAT	SAMTEL	SPRC	THREL	TVI
AF	BEM	CPI	GGC	KCE	MTC	PORT	SAT	SPVI	TIPCO	TVO
AH	BGC	CPN	GLAND	KKP	MVP	PPS	SC	SSSC	TISCO	TWPC
AIRA	BGRIM	CRC	GLOBAL	KSL	NCL	PR9	SCB	SST	TK	U
AKP	BIZ	CSS	GPI	KTB	NEP	PREB	SCC	STA	TKT	UAC
AKR	BKI	DDD	GPSC	KTC	NER	PRG	SCCC	STEC	TMT	UBIS
ALT	BOL	DELTA	GRAMMY	LALIN	NKI	PRM	SCG	STI	TNDT	UV
AMA	BPP	DEMCO	GULF	LANNA	NOBLE	PROUD	SCGP	SUN	TNITY	VGI
AMATA	BRR	DRT	GUNKUL	LH	NSI	DRS	SCM	SUSCO	TOA	VIH
AMATAV	BTS	DTAC	HANA	LHFG	NVD	PSL	SDC	SUTHA	TOP	WACOAL
ANAN	BTW	DUSIT	HARN	LIT	NWR	PTG	SEAFCO	SVI	TPBI	WAVE
AOT	BWG	EA	HMPRO	LPN	NYT	PTT	SEAOIL	SYMC	TQM	WHA
AP	CENTEL	EASTW	ICC	MACO	OISHI	PTTEP	SE-ED	SYNTEC	TRC	WHAUP
ARIP	CFRESH	ECF	ICHI	MAJOR	OR	PTTGC	SELIC	TACC	TRU	WICE
ARROW	CHEWA	ECL	III	MAKRO	ORI	PYLON	SENA	TASCO	TRUE	WINNER
ASP	CHO	EE	ILINK	MALEE	OSP	Q-CON	SHR	TCAP	TSC	ZEN
AUCT	CIMBT	EGCO	ILM	MBK	OTO	QH	SIRI	TEAMG	TSR	
AWC	CK	EPG	INTUCH	MC	PAP	QTC	SIS	TFMAMA	TSTE	
AYUD	CKP	ETC	IP	MCOT	PCSGH	RATCH	SITHAI	TGH	TSTH	
BAFS	CM	FPI	IRPC	METCO	PDG	RS	SMK	THANA	TTA	
BANPU	CNT	FPT	ITEL	MFEC	PDJ	S	SMPC	THANI	TTB	
BAY	COM7	FSMART	IVL	MINT	PG	S & J	SNC	THCOM	TTCL	
BBL	COMAN	GBX	JSP	MONO	PHOL	SAAM	SONIC	THG	TTW	
BCP	COTTO	GC	JWD	MOONG	PLANB	SABINA	SPALI	THIP	TU	
VERY GOOD LEVEL – Score range 80-89										
2S	ASIMAR	CHOW	FLOYD	IT	LOXLEY	OCC	RPC	SKY	TCC	TVT
7UP	ASK	CI	FN	ITD	LRH	OGC	RT	SLP	TCMC	TWP
ABICO	ASN	CIG	FNS	J	LST	PATO	RWI	SMIT	TEAM	UEC
ABM	ATP30	CMC	FORTH	JAS	M	PB	S11	SMT	TFG	UMI
ACE	B	COLOR	FSS	JCK	MATCH	PICO	SA	SNP	TFI	UOBKH
ACG	BA	CPL	FTE	JCKH	MBAX	PIMO	SAK	SO	TIGER	UP
ADB	BAM	CPW	FVC	JMART	MEGA	PJW	SALEE	SORKON	TITLE	UPF
AEONTS	BC	CRD	GEL	JMT	META	PL	SAMCO	SPA	TKN	UPOIC
AGE	BCH	CSC	GENCO	KBS	MFC	PM	SANKO	SPC	TKS	UTP
AHC	BEC	CSP	GJS	KCAR	MGT	PMTA	SAPPE	SPCG	TM	VCOM
AIT	BEYOND	CWT	GYT	KEX	MICRO	PPP	SAWAD	SR	TMC	VL
ALL	BFIT	DCC	HEMP	KGI	MILL	PPPM	SCI	SRICHA	TMD	VPO
ALLA	BJC	DCON	HPT	KIAT	MITSIB	PRIME	SCN	SSC	TMI	VRANDA
ALUCON	BJCHI	DHOUSE	HTC	KISS	MK	PRIN	SCP	SSF	TMILL	WGE
AMANAHA	BLA	DOD	HYDRO	KOOL	MODERN	PRINC	SE	STANLY	TNL	WIJK
AMARIN	BR	DOHOME	ICN	KTIS	MTI	PSG	SFLEX	STGT	TNP	WP
APCO	BROOK	DV8	IFS	KUMWEL	NBC	PSTC	SFP	STOWER	TOG	XO
APCS	CBG	EASON	IMH	KUN	NCAP	PT	SFT	STPI	TPA	XPG
APURE	CEN	EFORL	IND	KWC	NCH	QLT	SGF	SUC	TPAC	YUASA
AQUA	CGH	ERW	INET	KWM	NETBAY	RBF	SIAM	SWC	TPCS	
ASAP	CHARAN	ESSO	INSET	L&E	NEX	RCL	SINGER	SYNEX	TPS	
ASEFA	CHAYO	ESTAR	INSURE	LDC	NINE	RICHY	SKE	TAE	TRITN	
ASIA	CHG	ETE	IRC	LEO	NRF	RML	SKN	TAKUNI	TRT	
ASIAN	CHOTI	FE	IRCP	LHK	NTV	ROJNA	SKR	TBSP	TSE	
GOOD LEVEL – Score range 70-79										
A	BGT	CITY	GIFT	JTS	MDX	PK	SGP	SUPER	TQR	YGG
AI	BH	CMAN	GLOCON	JUBILE	MJD	PLE	SICT	SVOA	TTI	ZIGA
AIE	BIG	CMO	GREEN	KASET	MORE	PPM	SIMAT	TC	TYCN	
AJ	BLAND	CMR	GSC	KCM	MUD	PRAKIT	SISB	TCCC	UKEM	
ALPHAX	BM	CPT	GTB	KK	NC	PRAPAT	SK	THMUI	UMS	
AMC	BROCK	CRANE	HTECH	KKC	NDR	PRECHA	SMART	TNH	UNIQ	
APP	BSBM	CSR	HUMAN	KWI	NFC	PTL	SOLAR	TNR	UPA	
AQ	BSM	D	IHL	KYE	NNCL	RJH	SPACK	TOPP	UREKA	
ARIN	BTNC	EKH	IIG	LEE	NOVA	RP	SPG	TPCH	VIBHA	
AS	BYD	EMC	INGRS	LPH	NPK	RPH	SQ	TPIPL	W	
AU	CAZ	EP	INOX	MATI	NUSA	RSP	SSP	TIPIP	WIN	
B52	CCP	F&D	JAK	M-CHAI	PAF	SABUY	STARK	TPLAS	WORK	
BEAUTY	CGD	FMT	JR	MCS	PF	SF	STC	TPOLY	WPH	

**Disclaimer:**

The disclosure of the survey results of the Thai Institute of Directors Association ("IOD") regarding corporate governance is made pursuant to the policy of the Office of the Securities and Exchange Commission. The survey of the IOD is based on the information of a company listed on the Stock Exchange of Thailand and the Market for Alternative Investment disclosed to the public and able to be accessed by a general public investor. The result, therefore, is from the perspective of a third party. It is not an evaluation of operation and is not based on inside information.

The survey result is as of the date appearing in the Corporate Governance Report of Thai Listed Companies. As a result, the survey results may be changed after that date. FSS International Investment Advisory Company Limited does not confirm nor certify the accuracy of such survey results.

\* CGR scoring should be considered with news regarding wrong doing of the company or director or executive of the company such unfair practice on securities trading, fraud, and corruption SEC imposed a civil sanction against insider trading of director and executive

Sources: Thai Institute of Directors Association (IOD); FSSIA's compilation; data as of 26 October 2021



## Anti-corruption Progress Indicator

CERTIFIED										
2S	BCH	CPALL	GC	K	MFC	PE	QLT	SNP	THCOM	TU
7UP	BCP	CPF	GCAP	KASET	MFEC	PG	QTC	SORKON	THIP	TVD
ADVANC	BCPG	CPI	GEL	KBANK	MILL	PHOL	RATCH	SPACK	THRE	TVI
AF	BE8	CPN	GFPT	KBS	MINT	PK	RML	SPALI	THREL	TVO
AI	BEYOND	CSC	GGC	KCAR	MONO	PL	RWI	SPC	TIDLOR	TWPC
AIE	BGC	DCC	GJS	KCE	MOONG	PLANB	S & J	SPI	TIPCO	U
AIRA	BGRIM	DELTA	GPI	KGI	MSC	PLANET	SAAM	SPRC	TISCO	UBE
AKP	BJCHI	DEMCO	GPSC	KKP	MST	PLAT	SABINA	SRICHA	TKS	UBIS
ALPHAX	BKI	DIMET	GSTEEL	KSL	MTC	PM	SAPPE	SSF	TKT	UEC
AMA	BLA	DRT	GUNKUL	KTB	MTI	PPP	SAT	SSP	TMD	UKEM
AMANAHA	BPP	DTAC	HANA	KTC	NBC	PPPM	SC	SSSC	TMILL	UOBKH
AMATA	BROOK	DUSIT	HARN	KWC	NEP	PPS	SCB	SST	TMT	UPF
AMATAV	BRR	EA	HEMP	KWI	NINE	PR9	SCC	STA	TNITY	UV
AP	BSBM	EASTW	HENG	L&E	NKI	PREB	SCCC	STOWER	TNL	VGI
APCS	BTS	ECL	HMPRO	LANNA	NMG	PRG	SCG	SUSCO	TNP	VIH
AQUA	BWG	EGCO	HTC	LH	NNCL	PRINC	SCN	SVI	TNR	WACOAL
ARROW	CEN	EP	ICC	LHFG	NOBLE	PRM	SEAOIL	SYMC	TOG	WHA
AS	CENTEL	EPG	ICHI	LHK	NOK	PROS	SE-ED	SYNTEC	TOP	WHAUP
ASIAN	CFRESH	ERW	IFEC	LPN	NSI	PSH	SELIC	TAE	TOPP	WICE
ASK	CGH	ESTAR	IFS	LRH	NWR	PSL	SENA	TAKUNI	TPA	WIJK
ASP	CHEWA	ETE	ILINK	M	OCC	PSTC	SGP	TASCO	TPP	XO
AWC	CHOTI	FE	INET	MAKRO	OGC	PT	SINGER	TBSP	TRU	ZEN
AYUD	CHOW	FNS	INSURE	MALEE	ORI	PTG	SIRI	TCAP	TRUE	
B	CIG	FPI	INTUCH	MATCH	PAP	PTT	SITHAI	TCMC	TSC	
BAFS	CIMBT	FPT	IRC	MBAX	PATO	PTTEP	SKR	TFG	TSTE	
BAM	CM	FSMART	IRPC	MBK	PB	PTTGC	SMIT	TFI	TSTH	
BANPU	CMC	FSS	ITEL	MC	PCSGH	PYLON	SMK	TFMAMA	TTA	
BAY	COM7	FTE	IVL	MCOT	PDG	Q-CON	SMPC	TGH	TTB	
BBL	COTTO	GBX	JKN	META	PDJ	QH	SNC	THANI	TTCL	
DECLARED										
AJ	CHG	DDD	ETC	JR	MAJOR	NUSA	RS	SSS	TQM	YUASA
ALT	CPL	DHOUSE	FLOYD	JTS	NCAP	NYT	SAK	STECH	TSI	ZIGA
APCO	CPR	DOHOME	GULF	KEX	NCL	OR	SCGP	STGT	VARO	
B52	CPW	ECF	III	KUMWEL	NOVA	PIMO	SCM	TKN	VCOM	
BEC	CRC	EKH	INOX	LDC	NRF	PLE	SIS	TMI	VIBHA	

Level	
Certified	This level indicates practical participation with thoroughly examination in relation to the recommended procedures from the audit committee or the SEC's certified auditor, being a certified member of Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) or already passed examination to ensure independence from external parties.
Declared	This level indicates determination to participate in the Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC)

**Disclaimer:**

The disclosure of the Anti-Corruption Progress Indicators of a listed company on the Stock Exchange of Thailand, which is assessed by Thaipat Institute, is made in order to comply with the policy and sustainable development plan for the listed companies of the Office of the Securities and Exchange Commission. Thaipat Institute made this assessment based on the information received from the listed company, as stipulated in the form for the assessment of Anti-corruption which refers to the Annual Registration Statement (Form 56-1), Annual Report (Form 56-2), or other relevant documents or reports of such listed company. The assessment result is therefore made from the perspective of Thaipat Institute that is a third party. It is not an assessment of operation and is not based on any inside information. Since this assessment is only the assessment result as of the date appearing in the assessment result, it may be changed after that date or when there is any change to the relevant information. Nevertheless, FSS International Investment Advisory Company Limited does not confirm, verify, or certify the accuracy and completeness of the assessment results.

Note: Companies participating in Thailand's Private Sector Collective Action Coalition Against Corruption programme (Thai CAC) under Thai Institute of Directors (as of 26 October 2021) are categorised into: 1) companies that have declared their intention to join CAC, and; 2) companies certified by CAC.

Sources: The Securities and Exchange Commission, Thailand; \* FSSIA's compilation

## GENERAL DISCLAIMER

### ANALYST(S) CERTIFICATION

Naruedom Mujjalinkool FSS International Investment Advisory Securities Co., Ltd

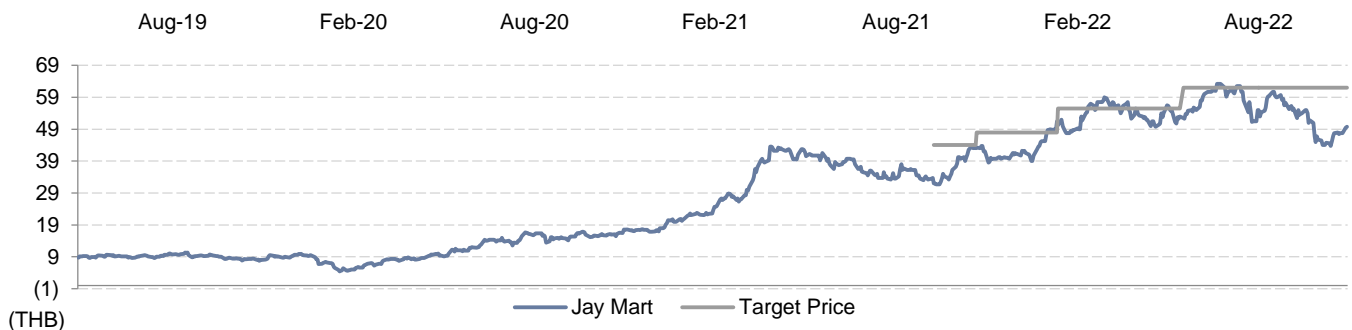
The individual(s) identified above certify(ies) that (i) all views expressed in this report accurately reflect the personal view of the analyst(s) with regard to any and all of the subject securities, companies or issuers mentioned in this report; and (ii) no part of the compensation of the analyst(s) was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed herein.

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### History of change in investment rating and/or target price

#### Jay Mart (JMART TB)



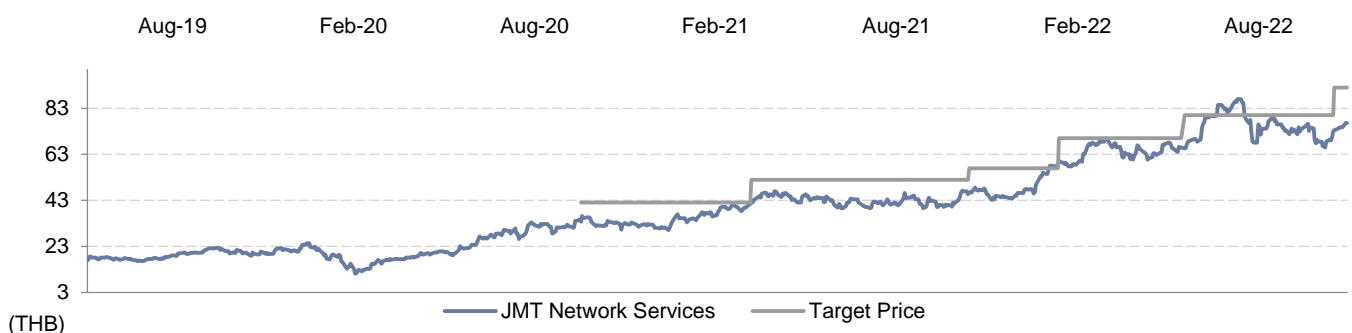
Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
10-Aug-2021	BUY	44.00	25-Nov-2021	BUY	55.50	-	-	-
16-Sep-2021	BUY	48.00	11-Mar-2022	BUY	62.00			

Naruedom Mujjalinkool started covering this stock from 10-Aug-2021

Price and TP are in local currency

Source: FSSIA estimates

#### JMT Network Services (JMT TB)



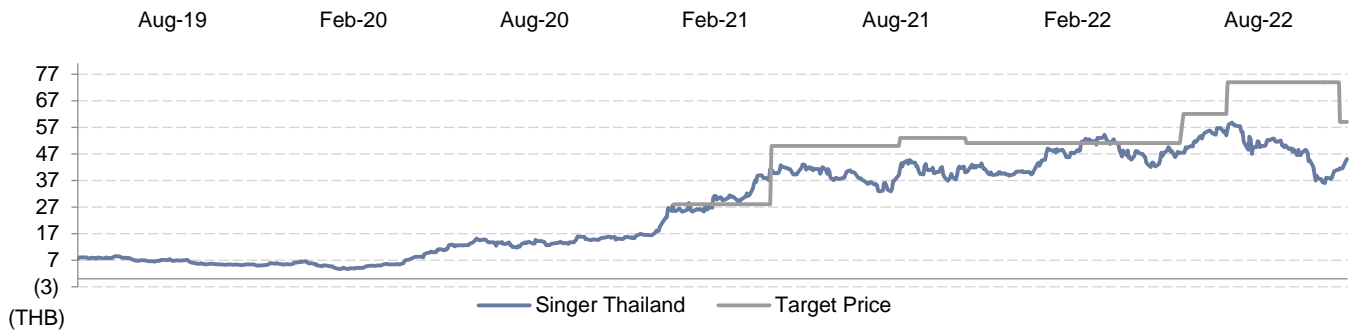
Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
05-Oct-2020	BUY	42.00	07-Sep-2021	BUY	57.00	11-Mar-2022	BUY	80.00
02-Mar-2021	BUY	52.00	24-Nov-2021	BUY	70.00	21-Jul-2022	BUY	92.00

Yuvanart Suwanumphai started covering this stock from 05-Oct-2020

Price and TP are in local currency

Source: FSSIA estimates

## Singer Thailand (SINGER TB)



Date	Rating	Target price	Date	Rating	Target price	Date	Rating	Target price
29-Dec-2020	HOLD	28.00	07-Sep-2021	BUY	51.00	26-Jul-2022	BUY	59.00
23-Mar-2021	BUY	50.00	11-Mar-2022	BUY	62.00			
12-Jul-2021	BUY	53.00	20-Apr-2022	BUY	74.00			

Yuvanart Suwanumphai started covering this stock from 29-Dec-2020

Price and TP are in local currency

Source: FSSIA estimates

Company	Ticker	Price	Rating	Valuation & Risks
Jay Mart	JMART TB	THB 49.75	BUY	Downside risks to our SoTP-based TP include 1) lower-than-expected mobile revenue; 2) lower cash collection from its fully amortised portfolio; and 3) the lower-than-expected acquisition of new bad debt.
JMT Network Services	JMT TB	THB 76.50	BUY	Downside risks to our GGM-based TP include 1) lower cash collection from its fully amortised portfolio; and 2) the lower-than-expected acquisition of new bad debt.
Singer Thailand	SINGER TB	THB 45.00	BUY	Downside risks to our GGM-derived TP include 1) an economic slowdown leading to slower loan growth and lower sales of electrical products and home appliances; and 2) deteriorating asset quality.

Source: FSSIA estimates

### Additional Disclosures

Target price history, stock price charts, valuation and risk details, and equity rating histories applicable to each company rated in this report is available in our most recently published reports. You can contact the analyst named on the front of this note or your representative at Finasia Syrus Securities Public Company Limited

FSSIA may incorporate the recommendations and target prices of companies currently covered by FSS Research into equity research reports, denoted by an 'FSS' before the recommendation. FSS Research is part of Finasia Syrus Securities Public Company Limited, which is the parent company of FSSIA.

All share prices are as at market close on 02-Aug-2022 unless otherwise stated.

## RECOMMENDATION STRUCTURE

### Stock ratings

Stock ratings are based on absolute upside or downside, which we define as  $(\text{target price}^* - \text{current price}) / \text{current price}$ .

BUY (B). The upside is 10% or more.

HOLD (H). The upside or downside is less than 10%.

REDUCE (R). The downside is 10% or more.

Unless otherwise specified, these recommendations are set with a 12-month horizon. Thus, it is possible that future price volatility may cause a temporary mismatch between upside/downside for a stock based on market price and the formal recommendation.

\* In most cases, the target price will equal the analyst's assessment of the current fair value of the stock. However, if the analyst doesn't think the market will reassess the stock over the specified time horizon due to a lack of events or catalysts, then the target price may differ from fair value. In most cases, therefore, our recommendation is an assessment of the mismatch between current market price and our assessment of current fair value.

## Industry Recommendations

**Overweight.** The analyst expects the fundamental conditions of the sector to be positive over the next 12 months.

**Neutral.** The analyst expects the fundamental conditions of the sector to be maintained over the next 12 months.

**Underweight.** The analyst expects the fundamental conditions of the sector to be negative over the next 12 months.

## Country (Strategy) Recommendations

**Overweight (O).** Over the next 12 months, the analyst expects the market to score positively on two or more of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

**Neutral (N).** Over the next 12 months, the analyst expects the market to score positively on one of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.

**Underweight (U).** Over the next 12 months, the analyst does not expect the market to score positively on any of the criteria used to determine market recommendations: index returns relative to the regional benchmark, index sharpe ratio relative to the regional benchmark and index returns relative to the market cost of equity.